

GLEN ROCK ZONING BOARD OF ADJUSTMENT
Minutes of the January 15, 2015 Meeting

The regular meeting of the Zoning Board of Adjustment was called to order by Chairman Bruce Beal at 7:30 p.m. In attendance: Diane Herrlett, William Mitchell, Janet Chen, Denley Chew, Robert Bourne, Kay Tuite and Al Tarleton. Also in attendance was Spencer Rothwell, Esq., Board Attorney and Mark Berninger, Zoning Official. Mrs. Schineller was absent. The Secretary called the roll and read the Sunshine Statement from the Open Public Meetings Act.

The Board reviewed the minutes of the December 3rd work session and December 11th regular meeting. A motion was made by Mrs. Chen and seconded by Mrs. Herrlett and passed unanimously with Mr. Bourne abstaining from the December 3rd meeting.

Reorganizational Meeting:

As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mr. Bourne, for the following nomination to the Zoning Board for 2015:

Mr. Bruce Beal as Chairman
Mrs. Diane Herrlett as Vice-Chairman

There were no other nominations. The voice vote was as follows:

AYES: Mr. Mitchell, Mrs. Chen, Mr. Chew, Mr. Bourne, Mrs. Tuite, Mr. Tarleton
NAYS: None

Mr. Beal and Mrs. Herrlett abstained from voting.

As Chairman of the Nominating Committee, Mr. Mitchell made a motion, which was seconded by Mrs. Chen, for the following nominations to the Zoning Board for 2015:

Wells, Jaworski & Liebman as Board Attorney
Nancy Spiller as Board Secretary
Mark Berninger as Zoning Official
Ratification of Stantec Consultants as Borough Engineer
Ms. Christine Cofone, Cofone Consulting Group as Borough Planner
Ratification of the Zoning Board By-Laws

There were no other nominations. The voice vote was as follows:

AYES: Mrs. Herrlett, Mr. Mitchell, Mrs. Chen, Mr. Chew, Mr. Bourne, Mrs. Tuite, Mr. Beal
NAYS: None

Old Business

Block 182, Lot 13

51 Robinson Avenue

Applicant: Mr. Eugenios Athanasatos and Ms. Ourania Ziotas

Memorializing resolution approving variances to convert an existing sunroom into a family room with new landing and steps and raise the roof of an existing attic for additional living space which will, if constructed, encroach into the required rear yard setback and exceed the permitted Effective Gross Floor Area (EGFA).

A motion to approve the memorializing resolution of Eugenios Athanasatos and Ourania Ziotas, 51 Robinson Avenue was made by Mrs. Herrlett and seconded by Mr. Bourne. The voice vote was as follows:

AYES: Mrs. Herrlett, Mrs. Chen, Mr. Bourne, Mrs. Tuite, Mr. Tarleton, Mr. Beal
NAYS: None

Mr. Mitchell and Mrs. Chew abstained from voting.

Block 19, Lot 12

34 High Street

Applicant: Nitas Patthanakittikul and Arin Kornchankul

Applicant proposes to construct attached garage, which will, if constructed, encroach into the required side yard setback. Applicant seeks relief from Borough Ordinance 230-54(C), where 8.2' is required, 3' is proposed, a difference of 5.2' and any other waivers or variances that are required in relation to this application.

At the request of the applicant, this application has been postponed until the February 12, 2015 meeting.

Block 129, Lot 8

475 Prospect Street

Applicant: Mr. Scott D'Elia

Applicant proposes to construct one story addition and second story addition which will, if constructed, encroach into the required front yard and side yard setback and exceed the permitted Effective Gross Floor Area Ratio. Applicant seeks relief from Borough Ordinance 230-54(B), where a 50' front yard setback is required, 27.5' (steps) and 33.7' (second story) are proposed, a difference of 22.5' and 16.3' respectively, Borough Ordinance 230-54(C) where a 6' side yard is required, 4.97' is proposed, a difference of 1.03' and Borough Ordinance 230-54(J), where a

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EGFAR of 38.13% (2,669 square feet) is permitted, 47.16% (3,301 square feet) is proposed, a difference of 9.03% (632 square feet) and any other waivers or variances that are required in connection with this application.

Mr. Delia was not present for this hearing.

A motion to postpone the application of Mr. Scott D'Elia until the February 12th meeting was made by Mr. Chew and seconded by Mr. Mitchell. The voice vote was as follows:

AYES: Mrs. Herrlett, Mr. Mitchell, Mrs. Chen, Mr. Chew, Mr. Bourne, Mrs. Tuite, Mr. Beal

NAYS: None

New Business:

Block 181, Lot 4

976 Maple Avenue

Applicant: Ms. Jennifer Wong and Mr. Ranjan Khan

Applicant expanded an existing driveway which now exceeds the permitted width past 16' of the curb. Applicant seeks relief from Borough Ordinance 230-33(B), where a 25' width driveway past 16' of the curb is permitted, 34' is existing, a difference of 9' and any other waivers or variances that may be required in connection with this application.

Mr. Rothwell swore in Jennifer Wong, 976 Maple Avenue and Ranjan Khan, 976 Maple Avenue.

Mr. Beal stated the applicant hired a contractor to widen their driveway so they could turn around in their drive and head out onto Maple Avenue going forward versus backing out onto Maple. The contractor stated he should have applied for a variance; however given time constraints he did not. He did not apply for a permit either.

Ms. Wong commented that the driving force for the driveway widening was primarily for safety reasons.

Mr. Beal noted the length of the property is 312' with the house being set back 200'. The shape of the property is very narrow (23') and becoming wider further back. The driveway length is 197'.

Several Board members visited the property and noted the width is not excessive and needed in order to turn around.

There were no further questions or comments from the Board or anyone in the audience.

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A motion to approve the application of Ms. Wong and Mr. Khan, 976 Maple Avenue was made by Mrs. Herrlett and seconded by Mr. Bourne. The voice vote was as follows:

AYES: Mrs. Herrlett, Mr. Mitchell, Mrs. Chen, Mr. Chew, Mr. Bourne, Mrs. Tuite, Mr. Beal
NAYS: None

The resolution will be memorialized at next month's meeting.

Block 152, Lot 24

245 Hamilton Avenue

Applicant: Mr. Raymond Carli

Applicant proposes to construct two story addition which will, if constructed, cause the Effective Gross Floor Area (EGFA) to exceed the permitted amount. Applicant seeks relief from Borough Ordinance 230-54(I) where 3,499.89 square feet is permitted; 3,918.7 square feet is proposed, a difference of 418 square feet and any other waivers or variances that are required in connection with this application.

At the request of the applicant, this application has been postponed until the February 12th meeting.

As there were no further residents wishing to be heard, a motion to adjourn the meeting was made by Mrs. Chen, seconded by Mrs. Herrlett and passed unanimously. The meeting adjourned at 7:50 p.m.

Respectfully submitted,

Nancy Spiller
Board Secretary